

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On July 25, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on July 25, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF July 18, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of July 18, 2013. The motion passed unanimously.

### COMMUNICATIONS

#### REAL ESTATE- UNFINISHED BUSINESS

**PRB #** 13-151 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 42-102-21C  
**Grantee:** Mr. Anthony Sirois  
**Property:** 345 Rope Ferry Road, Waterford  
**Project Purpose:** DOT Sale of Excess Property  
**Item Purpose:** Release of approximately 10,068 ± SF land improved with a 924 ± SF residential dwelling to the Grantee as the result of a public bid.

This item was suspended on July 15, 2013, pending the results of a site inspection which was held on July 23, 2013. Originally acquired in 1987 for a bridge project, the property has been used by the Department of Developmental Services (DDS) as a Family Respite Center. DOT appraiser Michael J. Corazzelli valued the property at \$76,000 as of 8/2012. The public bid held in February 2013 elicited three responses: \$50,199; \$70,000 and the high bid of \$103,630 from this Grantee, which was accepted by the DOT. Board members inspected the site on July 23, 2013 and recommended approval of the item.

#### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

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Department of Agriculture Commissioner Steven Reviczky joined the meeting at 9:45 a.m., accompanied by DCS Director of Project Management John Cavacas and Project Manager Lisa Humble to discuss PRB #13-160.

**PRB#** 13-160 **Transaction/Contract Type:** AE / New Contract  
**Project Number:** BI-HH-052 **Origin/Client:** DCS/DoAG  
**Contract:** BI-HH-052-ARC  
**Consultant:** Market Ventures, Inc.  
**Property:** Hartford Regional Market, 101 Reserve Road, Hartford  
**Project Purpose:** Department of Agriculture Regional Market Master Plan Project  
**Item Purpose:** New contract to compensate the consultant for developing a master plan for the Department of Agriculture to accomplish its goal of converting the Market into a premier hub for the distribution of agricultural commodities through the State of Connecticut.

The Commissioner explained that the Regional Market's improvements date back to 1948 and the buildings have reached the termination of their economic life. Before investing in Market improvements, the Connecticut Marketing Authority requested help from DCS in obtaining a new master plan for the Market that would address future needs and provided a self-sustaining business model for the continued success of the facility.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the Department of Agriculture Regional Market Master Plan Project. The overall compensation rate for this basic service is \$413,500. DCS has confirmed for SPRB that funding is available for this contract via a USDA SCBGP Grant and direct funding from the Department of Agriculture. Ms. Humble discussed the RFP, the qualifications of the selected consultant, and the expected timeline for completion of the master plan. Commissioner Reviczky, Ms. Humble and Mr. Cavacas left the meeting at 10:15, at which time Mr. Josephy moved and Mr. Norman seconded a motion to recess the meeting. The motion adjourned, and the meeting recessed until 10:30 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

**OPEN SESSION**

**REAL ESTATE- NEW BUSINESS**

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

**EXECUTIVE SESSION**

**PRB #** 13-164 **Transaction/Contract Type:** New Lease  
**Origin/Client:** DAS/ DDS  
**Statutory Disclosure Exemptions:** 4b-23(e), 1-200(6)(D) & 1-210(b)(24)

The Board commenced discussion of the proposed Lease at 10:31 a.m. and concluded at 10:54 a.m.

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Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

**OPEN SESSION**

**ARCHITECT-ENGINEER – NEW BUSINESS**

<b>PRB#</b>	<b>13-162</b>	<b>Transaction/Contract Type:</b> AE / Commission Letter
<b>Project Number:</b>	BI-RT-843	<b>Origin/Client:</b> DCS/DOE
<b>Contract:</b>	BI-RT-843-ARC	<b>Commission Letter #7</b>
<b>Consultant:</b>	Tai Soo Kim Partners, LLC	
<b>Property:</b>	H.C. Wilcox Technical High School, Meriden	
<b>Project Purpose:</b>	Campus Additions and Renovations Project	
<b>Item Purpose:</b>	Commission Letter to compensate the consultant for additional design and construction administration required for a temporary hair dressing lab which shall be converted to four classrooms upon the completion of construction. This scope shall also include additional design services to provide additional power to the electronic trade shop.	

Staff reported that on 10/27/05, the Board approved the above-captioned contract with the Architect for a total fee of \$2,436,000 based on a construction budget of \$30,181,000 (PRB #05-291). Various amendments and commission letters have been approved and increased the total fee to \$4,450,137, including the most recent Commission Letter #6 (PRB#13-022) for \$9,540 for additional design services.

Wilcox Technical High School was constructed in the 1950's and thereafter, expanded through the 1970's to a total building area of approximately 149,743 GSF. This Project #BI-RT-843 concerns the demolition of building Wing C (17,000± GSF), the renovation of 113,443± GSF of existing building space which was not previously completed and the construction of approximately 53,257 GSF of new building area to realize a facility with a total of 210,000± GSF at project completion. Parking lot layout will be revised and expanded to accommodate 300 surface spaces and new bus drop-off/pick-up areas. The construction budget and total project budget as part of this proposed commission letter remain at \$52,874,765 and \$77,568,765 respectively. These amounts are consistent with Contract Amendment #2 approved by the Board in May 2011.

Commission Letter #7 is proposed to modify Tai Soo Kim Partners, LLC ("TSKP") contract for additional design, MEP and CA services for the development of a temporary hair dressing lab which shall be converted to four classrooms upon the completion of construction. This scope shall also include additional design services to provide additional power to the electronic trade shop. SPRB Staff recommended approval of this commission letter for TSKP to provide additional project related services at the H.C. Wilcox Technical School Project in Meriden.

<b>PRB#</b>	<b>13-163</b>	<b>Transaction/Contract Type:</b> AE / Task Letter
<b>Project Number:</b>	BI-MH-113	<b>Origin/Client:</b> DCS/DMHAS
<b>Contract:</b>	OC-DCS-MDE-0026	<b>Task Letter #6</b>
<b>Consultant:</b>	Fuss & O'Neill, Inc.	
<b>Property:</b>	Connecticut Mental Health Center, New Haven	
<b>Project Purpose:</b>	Sprinkler and Ceiling Improvements Projects	
<b>Item Purpose:</b>	Task Letter #6 to compensate the consultant for the design and construction administration required for the balance of the sprinkler system not completed in 2002 as well as other general ceiling improvements such as new tiles and	

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lighting.

Staff stated that in general, the scope of this project involves the design and construction administration for the balance of the sprinkler system not completed in 2002 as well as other general ceiling improvements such as new ceiling tiles and lighting. The scope of work for the sprinkler project shall also include the electrical and mechanical design requirements for the installation of a new fire pump, demolition of the existing fire pumps, incidental design work for switch gear, structural evaluations for the sprinklers as well as detailing existing fire wall separations. The scope of work will also require the consultant to design fire wall separation in compliance with the latest code requirements as well as detailing new lighting and ceiling panels for installation as part of the project.

Staff recommended that the Board suspend this item, pending receipt of additional information regarding Project #BI-MH-113 and prior task letters issued under this contract.

**OTHER BUSINESS**

Mr. Norman moved and Mr. Josephy seconded a motion to reimburse Messrs. Greenberg, Pepe and Valengavich for meeting and mileage fees to Norwalk in connection with PRB File #13-150. The motion passed unanimously.

Mr. Valengavich moved and Mr. Pepe seconded a motion to reimburse Messrs. Millstein, Josephy and Norman for meeting and mileage fees to Waterford in connection with PRB File #13-151. The motion passed unanimously.

The Board took the following votes in Open Session:

**PRB FILE #13-151-** Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #13-151. The motion passed unanimously.

**PRB FILE #13-160-** Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-160. The motion passed unanimously.

**PRB FILE #13-162-** Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-162. The motion passed unanimously.

**PRB FILE #13-163-** Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #13-163 pending receipt of additional information related to the project. The motion passed unanimously.

**PRB FILE #13-164-** Mr. Norman moved and Mr. Millstein seconded a motion to suspend PRB File #13-164 pending receipt of additional information related to the proposed lease agreement. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary